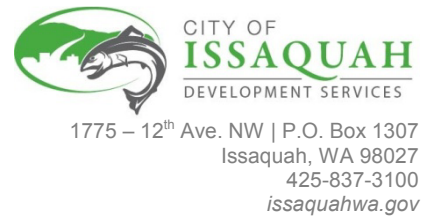


Impact & Mitigation Fee Schedule



BACKGROUND

The State Growth Management Act (GMA) recognizes that new development creates additional demand for public facilities and services and authorizes cities to collect impact fees to help pay for the additional facilities needed to serve new development.

For these reasons, the Issaquah City Council has approved impact fee ordinances for City & County Traffic, Schools, Parks, and Fire impacts. Impacts to Police and General Government Buildings are assessed through the environmental review process.

Note: The rates listed in this handout may not apply to Development Agreement areas. Please contact Development Services for the most up to date rates.

FREQUENTLY ASKED QUESTIONS

When are fees required? Impact fees are required as part of any construction, reconstruction or any use of property which requires review and approval of a Development Permit. A Development Permit includes a Building Permit, Administrative Site Development Permit, Site Development Permit, Short Plat Application, Preliminary Plat Application, or Project Rezone Application.

When are fees due? Unless otherwise required, impact fees are determined and due upon issuance of a Building Permit.

How are fees calculated? The specific methods for calculating the impact fees are contained in each of the impact fee ordinances adopted by the City Council. Impact Fee Rate Studies provide the basis for many assumptions and background information for the fees. School impact fees are based upon the Issaquah School District's annual Capital Improvement Plan (CIP). For more information regarding the CIP, please contact the School District at (425) 837-7000.

How can I get an estimate of fees? Estimates of City and School impact fees may be obtained by contacting the Development Services Department at (425) 837-3100, or calling your project planner directly.

Can fee adjustments be made? An applicant may provide studies and data for the City's consideration to suggest that adjustment of particular factors determining the fee would be appropriate.

Are there exemptions? Limited exemptions are established in each of the impact fee ordinances. Affordable Housing and Accessory Dwelling Units are the most common exemptions.

How can I appeal an impact fee determination? Appeals of impact fees follow the appeal process established in Issaquah Municipal Code IMC 18.04.250 Administrative Appeals.

Impact Fees

Fee Payment Due - Impact fees are due upon issuance of a Building Permit, unless otherwise required

Traffic Impact Fee

Issaquah Municipal Code 3.71

Amended by the City Council January 20, 2015 – Ordinance No. 2733, Effective on February 2, 2015

- Single Family, Duplex, Single Family Attached (Max 2 Units)¹ \$ 7,904.10 / d.u.
- Apartment \$ 4,898.32 / d.u.
- Condominium/Townhouse \$ 4,119.04 / d.u.
- See **Attachment 1** for transportation impact fees for other common residential, retail, commercial and industrial uses.

Fire Impact Fee

Issaquah Municipal Code 3.73

Amended by the City Council July 17, 2006 – Ordinance No.2461, Effective on July 31, 2006

Fees include Annual Index Update 2-1-07 / 2-1-08 / 2-1-09 / 2-1-10 / 2-1-11 / 2-28-12 / 2-11-13 / 2-3-14 / 2-3-15

Residential:

- Single Family, Duplex, Single Family Attached (2+ units)³ \$ 739.07 / d.u.
- Multifamily \$ 1,013.64 / d.u.

Non-Residential:

- Hotel/Motel/Resort \$ 0.33257 / s.f.

Medical:

- Hospital/Nursing Home \$ 11.41414 / s.f.
- Medical/Dental \$ 7.93407 / s.f.

Commercial:

- Office \$ 0.23755 / s.f.
- Retail \$ 0.76015 / s.f.
- Leisure Facilities \$ 2.48237 / s.f.
- Restaurant/Lounge \$ 0.46322 / s.f.
- Industrial/Manufacturing \$ 0.23755 / s.f.

Institutions:

- Church/Non-Profit \$ 0.46322 / s.f.
- Education \$ 0.96207 / s.f.
- Special Public Facilities \$ 3.70573 / s.f.

School Impact Fee - Issaquah School District

Issaquah Municipal Code 3.63

Amended by the City Council July 21, 2014 – Ordinance No. 2718, Effective on January 1, 2015

- Single Family \$ 4,560.00 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units)² \$ 1,458.00 / d.u.
- Non-Residential uses are not assessed this fee

Parks Impact Fee

Issaquah Municipal Code 3.72

Amended by the City Council January 20, 2015 – Ordinance No. 2733, Effective on February 2, 2015

- Single Family \$ 5,659.81 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units) \$ 4874.36 / d.u.
- Retail \$ 4.94 / s.f.
- Office \$ 1.25 / s.f.
- Manufacturing \$ 1.43 / s.f.
- Construction \$ 0.49 / s.f.

Mitigation Fees

General Government Buildings Mitigation Fee

Issaquah Municipal Code 3.74

The voluntary mitigation rates were established by the City Council June 16, 2008 – Ordinance No. 2523, Effective on June 30, 2008

Rates include the Annual Index Update 2-1-09 / 2-1-10 / 2-1-11 / 2-28-12 / 2-11-13 / 2-3-14 / 2-3-15

- Single Family \$ 145.39 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units)..... \$ 78.56 / d.u.
- Non-Residential \$.04932 / s.f.

Police Mitigation Fee

Issaquah Municipal Code 3.74

The voluntary mitigation rates were established by the City Council June 16, 2008 – Ordinance No. 2523, Effective June 30, 2008

Rates include the Annual Index Update 2-1-09 / 2-1-10 / 2-1-11 / 2-28-12 / 2-11-13 / 2-3-14 / 2-3-15

Residential:

- Single Family \$ 186.10 / d.u.
- Multifamily (2+ units) ⁴ \$ 154.35 / d.u.

Non-Residential:

- Hotel/Motel/ Resort \$ 0.65345 / s.f.

Medical:

- Hospital/Nursing Home \$ 0.13562 / s.f.
- Medical/Dental \$ 0.62879 / s.f.

Commercial:

- Office \$ 0.12329 / s.f.
- Retail \$ 0.91237 / s.f.
- Leisure Facilities \$ 1.20827 / s.f.
- Restaurant/Lounge \$ 3.04533 / s.f.
- Industrial/Manufacturing \$ 0.12329 / s.f.

Institutions:

- Church/ Non-Profit \$ 0.17261 / s.f.
- Education \$ 0.49317 / s.f.
- Special Public Facilities \$ 2.52750 / s.f.

Bike & Pedestrian Mitigation Fee

Issaquah Municipal Code 3.71

Amended by the City Council January 20, 2015 – Ordinance No. 2733, Effective on February 2, 2015

- Single Family, Duplex, Single Family Attached (Max 2 Units)¹.... \$ 764.54 / d.u.
- Apartment \$ 462.75 / d.u.
- Condominium/Townhouse..... \$ 402.39 / d.u.
- See **Attachment 1** for other common residential, retail, commercial and industrial uses.

¹ The ITE Trip generation data considers duplexes as part of the Single Family category.

² A specific rate study for School Impact Fees is unavailable so duplexes are considered within the Multifamily category.

³ The 2006 Fire Rate Study incident data combines 1 and 2 residential units as within the Single Family category.

⁴ The 2008 Law Enforcement Facilities Rate Study includes duplexes in the Multifamily category.

Attachment 1: Transportation Impact and Bike & Pedestrian Mitigation Fee Rates
(revised 2015)

ITE Code	ITE Land Use Category	Traffic Impact Fee Rate	Bike & Pedestrian Mitigation Fee Rate	Unit of Measure
110	General Light Industrial	6.90	0.66	square foot
130	Industrial Park	6.01	0.58	square foot
140	Manufacturing	5.18	0.50	square foot
151	Mini-warehouse	1.84	0.18	square foot
210	Single Family House	7904.10	764.54	dwelling
220	Apartment	4898.32	462.75	dwelling
230	Condominium/Townhouse	4119.04	402.39	dwelling
240	Mobile Home	4675.67	442.63	dwelling
251	Senior Adult Housing-detached	2115.18	201.19	dwelling
252	Senior Adult Housing-attached	1948.19	181.07	dwelling
253	Congregate Care Facility	946.27	100.60	dwelling
254	Assisted Living	1224.58	120.72	bed
310	Hotel	3117.11	301.79	room
320	Motel	2838.80	281.67	room
441	Live Theater	166.99	20.12	seat
443	Movie Theater Without Matinee	500.96	40.24	seat
445	Multiplex Movie Theater	34.07	3.26	square foot
492	Health/Fitness Club	26.16	2.51	square foot
521	Elementary School	8.57	0.82	square foot
522	Middle/Junior High School	8.46	0.80	square foot
530	High School	6.90	0.66	square foot
560	Church	3.90	0.38	square foot
565	Day Care Center	71.03	6.80	square foot
590	Library	43.19	4.14	square foot
610	Hospital	5.62	0.54	square foot
620	Nursing Home	1280.24	120.72	bed
710	Office	10.58	1.01	square foot
720	Medical Office	23.93	2.29	square foot
732	Post Office	66.35	6.36	square foot
750	Office Park	9.57	0.93	square foot
760	R&D Center	7.57	0.72	square foot
770	Business Park	8.13	0.78	square foot
812	Building Materials & Lumber	28.33	2.72	square foot
814	Variety Store	43.03	4.12	square foot
815	Free-standing Discount Store	36.46	3.50	square foot
816	Hardware/Paint Store	28.22	2.70	square foot
817	Nursery (Garden Center)	41.02	3.92	square foot
820	Shopping Center	19.31	1.85	square foot
841	New Car Sales	16.31	1.57	square foot
843	Auto Parts Sales	26.89	2.58	square foot
848	Tire Store	23.55	2.25	square foot
850	Supermarket	47.81	4.59	square foot
851	Convenience Market-24 hr	161.14	15.45	square foot

ITE Code	ITE Land Use Category	Traffic Impact Fee Rate	Bike & Pedestrian Mitigation Fee Rate	Unit of Measure
854	Discount Supermarket	50.65	4.85	square foot
857	Discount Club	23.04	2.21	square foot
862	Home Improvement Superstore	9.57	0.91	square foot
863	Electronics Superstore	21.26	2.03	square foot
880	Pharmacy/Drugstore: no drive-up	31.12	2.98	square foot
881	Pharmacy/Drugstore: w/ drive-up	39.85	3.82	square foot
890	Furniture Store	1.67	0.16	square foot
896	Video Rental	53.60	5.13	square foot
911	Walk-in Bank	55.50	5.31	square foot
912	Drive-in Bank	101.53	9.74	square foot
925	Drinking Place	44.70	4.29	square foot
931	Quality Restaurant	33.06	3.16	square foot
932	High-Turnover (Sit-Down) Restaurant	44.25	4.25	square foot
933	Fast Food: no drive-up	103.09	9.88	square foot
934	Fast Food: w/ drive-up	131.31	12.57	square foot
936	Coffee/Donut Shop: no drive-up	160.64	15.39	square foot
937	Coffee/Donut Shop: w/ drive-up	168.71	16.18	square foot
941	Quick Lubrication Shop	20.48	1.95	square foot
943	Auto Parts & Service Center	20038.57	1911.34	service stall fuel position
944	Service Station	63455.48	6076.06	
947	Self-service Car Wash	42247.99	4044.00	wash stall